Real Property Systems and OSD's Facilities Requirements Generation Process

Agenda

- Real Property Systems
  - Real Property Planning and Analysis System (RPLANS)
  - Army Stationing and Installation Plan (ASIP)
  - Integrated Facilities System (IFS)
  - Installation Status Report (ISR)
  - Facility Sustainment Model (FSM)
- Sustainment Restoration & Modernization (SRM)
- How Does Army Generate Facility Requirements?
  - Sustainment
  - Restoration
  - Modernization
- Separating Myth From Fact
- Summary

Real Property Planning and Analysis System (RPLANS)

- Installation level master planning tool used for:
  - Developing facility requirements
  - Conducting stationing analysis

Army Stationing and Installation Plan (ASIP)

- Database of authorized population on Army installations for current fiscal year and next six years
  - Gives Army planners consistent information to determine facilities requirements
  - Establishes foundation for master planning
  - Assists with validating active and reserve military construction projects

Integrated Facilities System (IFS)

- Tool to manage real property work plan
  - Basis of financial accounting for real property inventory
  - Hosts real property inventory of record

Installation Status Report (ISR)

- Reports condition of infrastructure, environment and services
  - Upcoming changes
    - Align color ratings to other Army readiness reporting tools
      - New C1-C4: green, amber, red, and black
      - Old C1-C4: dark green, light green, amber, and red
    - Revise FY05 infrastructure standards to be less subjective
    - Continue development of environmental predictive cost model
    - Incorporate Army Baseline Standards and use to assist with generating base operations requirements

Facility Sustainment Model (FSM)

- OSD's tool (based on Army's former process) to develop facility sustainment requirements
  - Uses DoD cost factors by facility type
  - Applies business rules to Army's real property inventory

Sustainment Restoration & Modernization (SRM)

- Sustainment includes maintenance and repair activities necessary to keep an inventory of facilities in good working order
- Resources for improving facilities
  - **Restoration** includes repair and replacement work to restore damaged facilities due to inadequate sustainment, excessive age, natural disaster, fire, accident, or other causes
  - **Modernization** includes alteration of facilities to implement new or higher standards

How Does Army Generate Facility Requirements?

- Use a variety of tools to generate requirements to sustain, restore and modernize facilities
  - Army Stationing and Installation Plan (ASIP)
  - Facilities Sustainment Model (FSM)
  - Installation Status Report (ISR)
  - Real Property Inventory (RPI)
  - Recapitalization Rate Metric (FRM)
  - Real Property Planning and Analysis System (RPLANS)

Sustainment Requirement Generation

- Army uses FSM and applicable business rules across approximately 400 facility analysis codes
- Based on 30 Sep xx real property inventory aggregated by
  - Required facilities (100% of cost factors)
  - Excess (15% of cost factors)
  - Closed facilities/installations (0% of cost factors)

Restoration Requirement Generation

- Based on the sum of improvement costs to C-2 in ISR
  - Amber to green
  - Red to green

Modernization Requirements Generation

- Based on facilities recapitalization metric
- Benchmark set by OSD is 67 years
  - Given adequate sustainment facilities should last 67 years
  - Industry standard is between 50 and 70 years

$$\text{Recap} = \frac{\text{Plant Replacement Value}}{\text{Investment}}$$

FY03 rate = 104 years

FY04 rate = 144 years

Myths vs. Facts

Sustainment

- *Myth*: ISR doesn't rate all my facilities therefore Army doesn't capture my installation's true sustainment requirement

- ***Fact***: ISR isn't used to generate sustainment. Army uses OSD's Facilities Sustainment Model (FSM) to generate requirements

Sustainment

- *Myth*: Army says sustainment is 98% funded but I only see 47% at my installation

- ***Fact***: Installation Management Agency funding flow effective 1 Oct 03 will ensure installation funding stays in channels

Restoration & Modernization

- *Myth*: R&M is reimbursable
- ***Fact***: It's not

Summary

- Army uses a variety of tools to generate requirements to sustain, restore and modernize facilities
  - Accuracy of those tools is vital
    - RPLANS
    - ASIP
    - ISR
    - Real property inventory
- Facility Sustainment Model used to generate sustainment requirements
- Sum of ISR costs to improve to C-2 used to generate restoration requirement
- Facilities Recapitalization Metric used to generate modernization requirement

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